



79 4f1 Bruntsfield Place, Edinburgh, EH10 4HG



Welcome

79 4f1 Bruntsfield Place is an exceptionally bright and spacious three bedroom double upper flat with stunning views from each aspect. The property has been upgraded to a high specification yet retains many period features such as cornices and paneled doors. This double upper has exceptional storage and is tastefully presented. Truly a turn key property!

- Exceptionally spacious lounge with a south facing bay window formation with a window seat giving city views, attractive fireplace giving a focal point to the room, traditional Edinburgh press and a useful deep cupboard which the current owner uses as an office space.
- Modern and stylish kitchen with views over Edinburgh skyline. Excellent range of modern and well thought out storage including fold down wall tables, integrated microwave, hob, dishwasher and electric oven, space for freestanding fridge freezer. A lot of attention to details has been paid and includes a Doulton® HIS Push-fit Under Sink Water Filter System integrated with the kitchen tap
- Entrance hall with a large storage cupboard, under stair storage and downstairs WC with a utility area housing the washing machine and dryer.
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- Bedroom 1 is of generous proportions and being south facing has a lovely natural light and window seat to take advantage of the views.
- On the upper level is a spacious hallway with further storage
- Stylish refitted bathroom with a OmniTub which is a deep soaking handmade bath with shower head situated under the window to give beautiful views over the Ochil Hills and Queensferry Crossing, separate shower cubicle, underfloor heating, a wall hung wc and under unit lighting.





Bruntsfield

The property is situated in the heart of Bruntsfield, which lies to the south of the City Centre. Bruntsfield is an extremely vibrant and cosmopolitan area of the city, with an excellent choice of fashionable bars, bistros, restaurants, theatres and cinemas all within easy walking distance. The property is beautifully positioned to take advantage of a superb range of shopping outlets in the vicinity. Further amenities are available at neighbouring Morningside and Tollcross. The delightful open spaces of Bruntsfield Links are on the doorstep and the Meadows are within walking distance. Catchment schools are the well-regarded Bruntsfield Primary and Boroughmuir High School. Private schooling is nearby including George Watson's College and George Heriots School, as are Napier University and Edinburgh University campuses. Regular buses run to and from the City Centre and to surrounding areas, and the City Bypass is easily reached by car providing links to the main motorway network, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing.

Extras

Included in the sale are all light fittings, fridge, bookcases and mirrors, washing machine and dryer. Other of items can be by separate negotiation.

Get in touch

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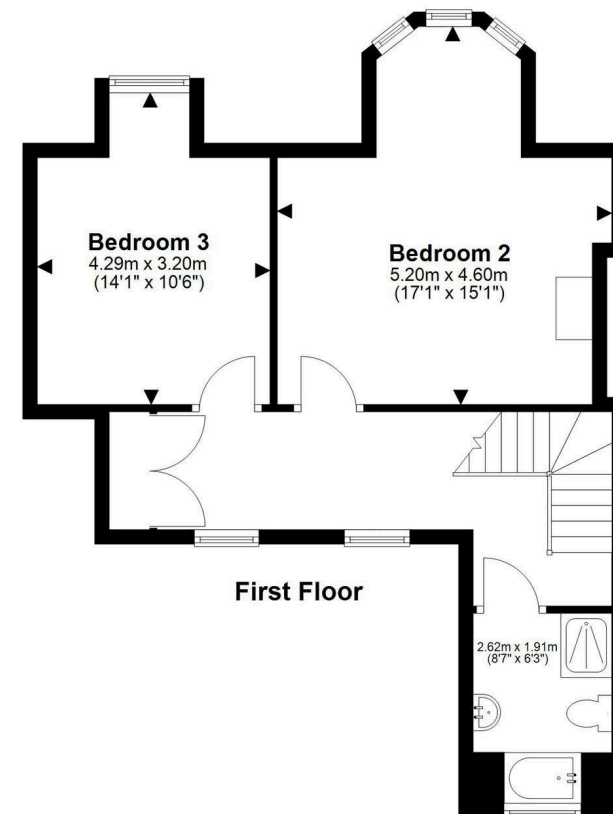
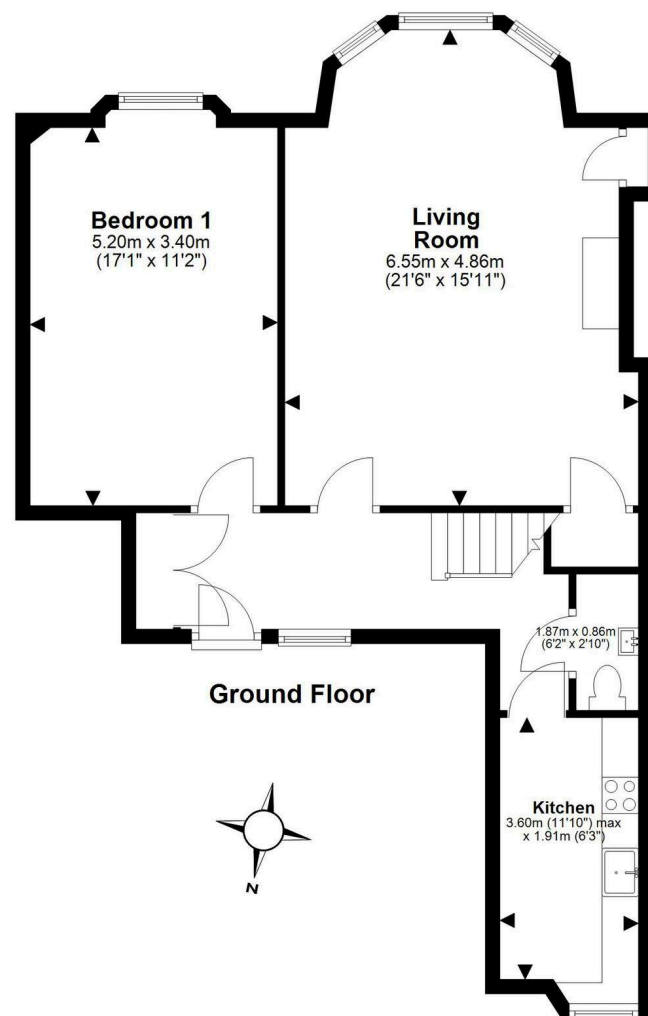
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Bruntsfield Office:

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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.